

## S U M M A R Y

<b>FILE NO.</b>	2233	<b>Thomas Guide Map No.</b>	630
		<b>Date Received:</b>	04/04/06
<b>ENTITY</b>	King County Fire Protection District No. 38	<b>Date Distributed:</b>	04/05/06
		<b>Date Filed:</b>	
<b>ACTION</b>	Property Owner Petition for Annexation to Permit Extension of Fire Service Area	<b>Expiration 45 Days:</b>	05/20/06
<b>TITLE</b>	Snoqualmie Hills Area Annexation	<b>Board Meeting:</b>	04/20/06

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<b>Location</b>	The site is located within Unincorporated King County, including properties within the Urban Growth Area Boundary and properties within the Rural Area.  The northern boundary of the site is contiguous with the City of Snoqualmie and generally follows SE 76th Street. The southern boundary of the site generally follows SE 82 <sup>nd</sup> Street. The western boundary is generally formed by 366 <sup>th</sup> Avenue SE (if extended). The eastern boundary is generally formed by 371 <sup>st</sup> Avenue SE (if extended).
<b>Land Area</b>	160.58 acres
<b>Current Land Use:</b>	Residential Uses; Vacant Land slated for future residential development
<b>Population</b>	Estimated at 40 persons
<b>Assessed Valuation</b>	\$6,889,396.00
<b>County Comprehensive Plan Designation</b>	Urban Reserve
<b>County Zoning</b>	RA-5 (1 dwelling unit per 5 acres)
<b>City Comprehensive Plan Plan Designation/ Zoning</b>	Not applicable
<b>District Comprehensive Plan</b>	King County's Comprehensive Plan is utilized as a basis for Fire District Planning and Service Systems, consistent with RCW 52.04.
<b>District Franchise</b>	Not Applicable
<b>Urban Growth Area (UGA)</b>	The site is located within Unincorporated King County, including properties within the Urban Growth Area Boundary and properties within the Rural Area as defined in the King County Comprehensive Plan
<b>SEPA Declaration</b>	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in February 2006.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Kathy Lambert

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division,  
State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** Snoqualmie

**Fire Districts:** King County Fire Protection District No. 10; City of Snoqualmie

**Water Districts:** City of Snoqualmie; Fall City Water District; Sammamish Plateau Water  
& Sewer District; King County Water District No. 123

**Sewer Districts:** City of Snoqualmie; Sammamish Plateau Water & Sewer District

**School District:** Snoqualmie School District No. 410

**Other Districts:** King County Hospital District No. 4

## **SUMMARY File No. 2233**

King County Fire Protection District No. 38 proposes to annex residential properties (160.58 acres) within Unincorporated King County. The preponderance of the proposed Snoqualmie Hills Annexation Area is within the Urban Growth Boundary; this land is located within the City of Snoqualmie's Potential Annexation Area. A small portion of the proposed Snoqualmie Hills Annexation Area is located within the Rural Area of King County.

The Fire Protection District initiated this annexation proposal based on a petition by property owners seeking fire suppression, emergency medical services and other associated services available from the District. The authority for annexation is derived from RCW 52.04.031. A Resolution for Annexation was approved by the District in February 2006.

The northern boundary of the site is contiguous with the City of Snoqualmie and generally follows SE 76th Street. The southern boundary of the site generally follows SE 82<sup>nd</sup> Street. The western boundary is generally formed by 366<sup>th</sup> Avenue SE (if extended). The eastern boundary is generally formed by 371<sup>st</sup> Avenue SE (if extended).

The proposed Snoqualmie Hills Annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Fire District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of public services (e.g., fire protection) to support new land uses as envisioned in the Act.

The proposed annexation is reported to also address the King County Comprehensive Plan/Countywide Planning Policies. For example, the Annexation is consistent with Policies F-101, F-102, and F-104 which support regional coordination of essential public services and facilities. Policies F-206 and F-207 support services in Urban Areas and in Rural Areas as necessary to preserve public welfare and safety. Fire protection service is also necessary in keeping with standards for effective, economic, efficient land management and for environmental protection for this Area.

The Snoqualmie Hills Annexation reportedly will provide the opportunity for fire protection service, emergency medical services, and related public services to the Area, but this action will not have any direct effect on King County plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to Fire Protection District No. 38.

More specifically, under King County standards, the entirety of the Snoqualmie Hills Annexation Area is designated as Urban Reserve and permitted to be developed with residential uses of one dwelling unit per five acres. Currently, the Area includes some developed properties and some vacant properties. Many of the vacant properties are planned for residential uses.

All future development in the Snoqualmie Hills Area would be subject to applicable King County Land Use plans and regulations. The portion of the Annexation Area that is within the Urban Growth Boundary may be annexed to Snoqualmie at a future date. Upon annexation, the City of Snoqualmie would govern land uses, public services and facilities, and public improvements to the area. Environmentally sensitive areas would also be preserved by King County under the provisions of this Fire Protection District Annexation. Other public services (e.g., police service, water service, libraries, schools, recreation, hospital services) would continue as currently provided to the Snoqualmie Hills Area.

Fire Protection District No. 38 representatives report that the Snoqualmie Hills Area Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enhance public health and safety. Annexation will enable access to coordinated services that will protect and enhance residential uses.

The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Fire Protection District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other unincorporated properties in the vicinity are now served by Fire Protection District No. 38 and Fire Protection District No. 10. The addition of Snoqualmie Hills Area properties to Fire Protection District No. 38 would provide for more regular service area boundaries thereby permitting more efficient coordinated services. The City of Snoqualmie Fire District could assume responsibility for services to urban areas of Snoqualmie Hills upon annexation of properties to the City of Snoqualmie.

Fire Protection District No. 38 has planned for provision of fire suppression, emergency medical care, and related service to the Snoqualmie Hills Annexation Area. The District has adequate facilities and equipment to serve the Area. Funding will be available from existing revenue and anticipated new revenue to support services to the Snoqualmie Hills Area.